

14-169_23 Tower Street



Design & Access Statement

Renovation and refurbishment of
23 Tower Street
Emsworth
Hampshire
PO10 7BH

February 2015



Contents Page:

1.0	Introduction
2.0	Context Appraisal
3.0	Design
3.1	Use
3.2	Amount & Scale
3.3	Layout
3.4	Landscaping
3.5	Appearance
4.0	Access
5.0	Conclusion

1.0

Introduction

Helyer Davies Architects Ltd have been appointed by a private client to redevelop and refurbish the existing residence of number 23 Tower Street. The application is a householder planning application.

The clients wish to develop and refurbish the existing house to provide a modern functioning home. The building is listed and within the Chichester Harbour Conservancy Area and bound to certain regulations of uniformity.

A measured survey has been undertaken by Helyer Davies Architects to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The O.S extracts are to show site location plan and block plan only.

The following works will comprise of:

- Existing lean to extension beyond repair. Remove and rebuild as proposed drawings. Existing boundary wall raised to stop rainwater falling to their property. Materials to match main property.
- Main roof to be stripped provision of a breathable membrane added, retiling using the existing good tiles with any deficit made up of tiles to match in colour, texture, profile and weathering quality.
- New plumbing/heating services throughout.
- New electrics services throughout.
- External decoration of paint to match existing and repair of mortar to be lime.
- Add insulation to roof spaces.
- Many existing doors handed but keep original doors and architraves.
- Single car garage outbuilding to be renovated to studio as per proposed drawings.

Neighbour Consolation

We have informed the three adjoining owners of the proposals prior to this application being submitted. The neighbours at 19 and 25 were very positive regarding the proposals and reasons for them. We left a set of plans for the neighbour to the west of the site but have not had any comments.

2.0 Site Context



Location: The site is in the historic village of Emsworth, north of the harbour. The location began as a small Saxon settlement that evolved into a village famous for its boat building and oyster industry. The village is now popular with artists and sailing with access around the Chichester Harbour. Emsworth has many listed buildings, is within the Chichester Harbour Conservation area and has several protected ecological habitats.

“The AONB's massive stretch of tidal flats and saltings are of outstanding ecological significance. The rich, complex estuarine habitats of the harbour are a Ramsar designated wetland. Very large populations of wildfowl and waders use the mudflats feeding on the rich plant life and the huge populations of intertidal invertebrates. More than 9,000 Brent geese overwinter on the intertidal mud-land and adjacent farmland.” Quote from <http://www.aonb.org.uk/>

A key concern to the design is that it is a natural area of beauty and strong wildlife has been established in the location for many years. Our scheme will not endanger the balance of this natural ecology.

The surrounding properties are homes of traditional style and typical of the local vernacular. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages.

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715



Site displayed.



Line of rear elevations of neighbours



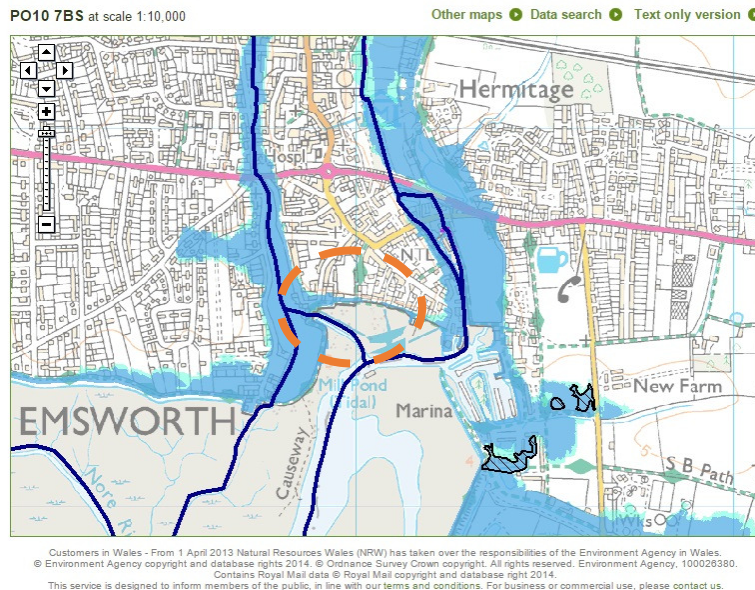
Entrance to site from Tower Street



Drive way of site looking towards entrance at Tower Street.

Physical Context:

The AONB and Ramsar sites within the locality will not be adversely affected by our proposals as it is not a new development but a refurbishment of the existing with the proposed extension replacing an existing dilapidated extension.



The above image displays the flood map for the area. The site is within the flood zones of Emsworth.

To conclude all the data, whilst the house does not flood, areas adjacent to the site do, also with predicted increases in sea levels it is likely that during the life of the building it may flood. However, the building will not attract any further occupants to the site since there is already a house on site. This will not therefore increase the burden on emergency services.

As such we believe that the design of the building should only seek to minimise the effect of any flooding. Therefore we propose the following:

- No studwork walls on ground floor.
- Electrics are to be wired from the ceiling down, not the floor up.
- Client registers with Flood watch with environment agency.

By copy of this report to the client we are also notifying them of our findings.

Design:

3.1

Use

Our clients wish to use the property for residential purposes. The garage will be converted into a studio space.

3.2

Amount & Scale

Windows, dormers and doors apertures are to be repair of the existing or replicate existing in style and scale with the main house.

The extension is of modest proportions in terms of both depth and height.

Floor foot prints:

Existing Ground Floor: 82sqm

Existing First Floor: 42sqm

Existing garage: 11.5sqm

Proposed Ground Floor: 81sqm

Proposed First Floor: 42sqm

Proposed garage: 10sqm

An overall decrease of 2.5sqm of internal floor foot print due to modern wall construction and dry lining wall to garage conversion.

3.3

Layout

The layout of the site and the existing property remains the same. Current bedroom three on the first floor will be converted into a bathroom.

3.4

Appearance

The character of the property must remain as existing. The building is architecturally strong and will be renovated with cast iron rainwater goods to match, lime mortar for re-pointing with bricks to match existing, timber frames for any window repairs and replacing the existing tiles for main roof finish.

3.5

Landscape

All external works are under a separate application.

4.0

Access

Access is to remain the same for cars and pedestrians.

Internal access is to be re-worked in areas, (please see floor plans). All access is exempt from current building regulations due to being a listed building.

5.0

Conclusion:

The planning application is for refurbishment of the existing property. The dilapidated side extension will be removed for an improved extension conforming to the style of house. The property will be repaired, damp issues resolved and the external materials renewed.

We ask that Havant Borough Council look upon this application favourably due to the small proposal of works that improve the existing property.